

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southwest community of Altadore at the northeast corner of 16 Street SW and 38 Avenue SW. The site is approximately 0.06 hectares (0.14 acres) in size and is approximately 15 metres wide by 38 metres deep. The subject site is currently undeveloped.

Development to the east consists of low density residential development (single detached dwellings, semi-detached dwellings, and duplex dwellings). To the north is an older two-storey apartment building, a newer three-storey six-unit rowhouse, and single detached dwellings in-between. Across the street to the south is a five-unit rowhouse development. There are two sites southeast of the subject parcel that are designated as the R-CG District, and one parcel is developed with a six-unit rowhouse. Kiwanis Park is located directly to the west.

Community Peak Population Table

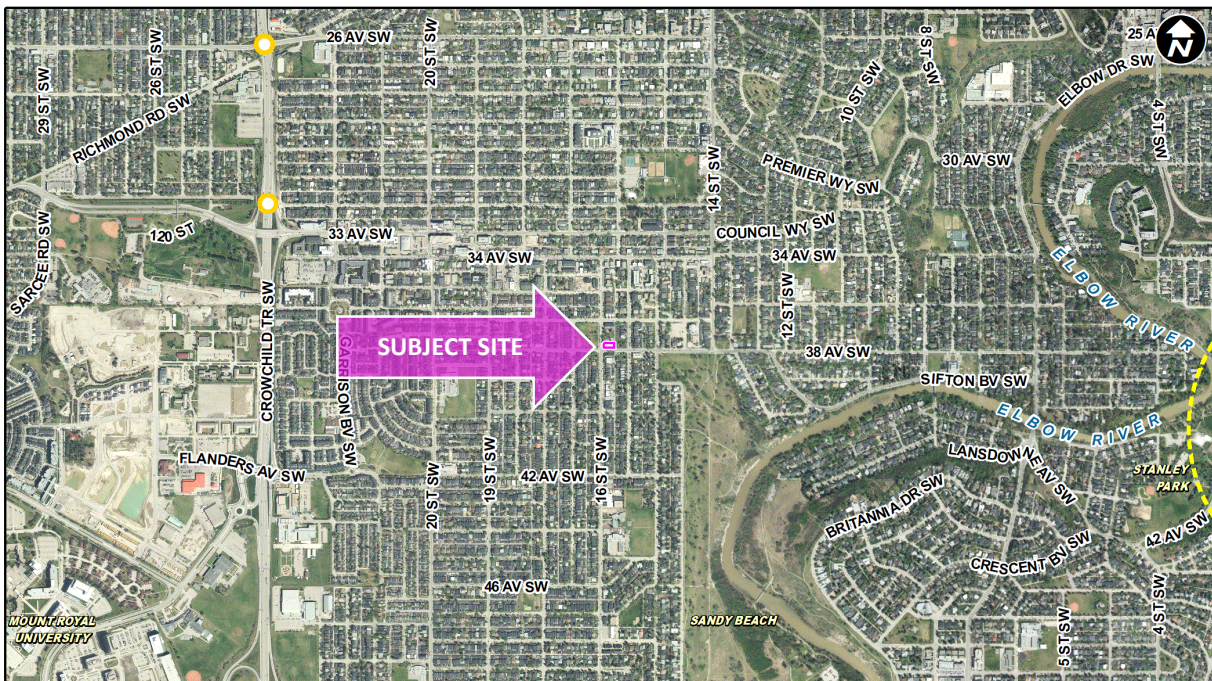
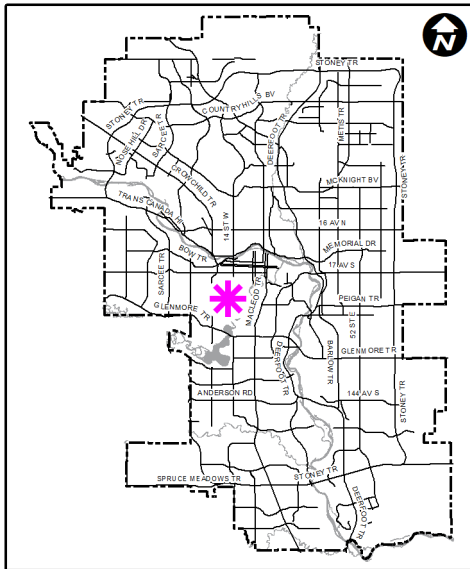
As identified below, the community of Altadore reached its peak population in 2019.

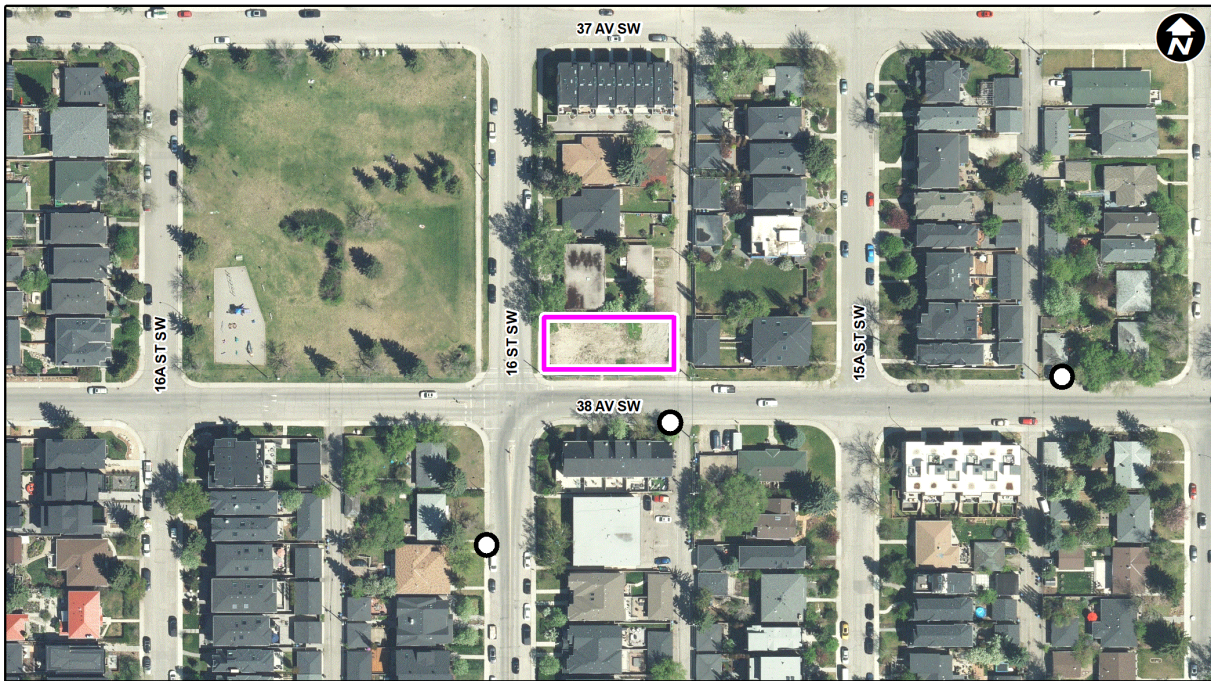
Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Altadore Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing M-C1 District is meant to accommodate contextually sensitive, low height and medium density multi-residential redevelopment in a variety of forms to a maximum building height of 14 metres and maximum density of 148 units per hectare. The M-C1 District allows for rowhouse forms of development only as a multi-residential use and not as a use that includes secondary suites.

The proposed R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for a maximum of four dwelling units.

Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are also allowed in the R-CG District. Secondary suites do not count towards allowable density and may not require motor vehicle parking stalls if they meet the three criteria as per Section 546 (2) of Land Use Bylaw 1P2007:

- suites must have a floor area less than 45.0 square metres;
- be located within 150 metres of frequent transit service; and
- provide 2.5 square metres of space, accessed directly from the exterior, for storage of mobility alternatives.

The subject site is currently not served by frequent bus service, however, given the site is well served by three bus stops that are within 150 metres, relaxations for secondary suite parking may be considered.

Development and Site Design

If approved by Council, the rules of the proposed R-CG District would provide guidance for the redevelopment of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this corner site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both street frontages;
- access and parking provisions; and
- mitigating shadowing, overlooking, and privacy concerns.

Transportation

The area is well served by Calgary Transit as the subject site is located within 50 metres of an eastbound Route 13 (Altadore) transit stop on 38 Avenue SW, within 150 metres of the westbound Route 13 (Altadore) transit stop on 38 Avenue SW, and within 50 metres of the southbound transit stop on 16 Street SW. As per the *Calgary Transportation Plan*, 36 Avenue SW and 16 Street SW are identified as Collector Roads. Vehicular access is from the lane only. There are no parking restrictions on 16 Street SW or 38 Avenue SW.

A Transportation Impact Assessment nor a parking study were required as part of the land use amendment application. Parking, access, and mobility requirements will be reviewed and approved to the satisfaction of Administration during the review of the development permit application.

Environmental Site Considerations

No environmental concerns have been identified at this time.

Utilities and Servicing

Water, storm, and sanitary deep utilities are available. Development servicing requirements will be determined during the review of the development permit and development site servicing plan (DSSP) stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential Inner City areas as identified in the [Municipal Development Plan](#) (MDP). The relevant MDP policies encourage such infill redevelopment and modest intensification of inner-city communities to optimize efficient use of existing infrastructure, public amenities, and transit, while delivering small and incremental benefits to climate resilience.

Climate Resilience Strategy (2018)

The [Climate Resilience Strategy](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. While this application does not include any action that specifically meets the objectives of this plan, opportunities to align the development of this site with applicable climate resilience strategies will be explored and encouraged during the review of the development permit.

South Calgary/Altadore Area Redevelopment Plan (Statutory – 2009)

The subject site falls within the Residential Medium Density area of the [South Calgary/Altadore Redevelopment Plan](#) (ARP). The Residential Medium Density area is intended for a variety of housing types, including apartments and townhouses. Policies for this area are intended to offer maximum flexibility in accommodating redevelopment and intensification while allowing for a logical transition at the interfaces.

The proposed redesignation is in alignment with the ARP as it will facilitate low height and medium density development and will not exceed the prescribed maximum density.